



TO LET

17 Carliss Road,
Kirkby, Liverpool,
L32 6QS

- Prominent corner position
- Former dental practice
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 52.9 sq.m (570 sq.ft)

Location

The subject property occupies a prominent corner position at the junction of Carliss Road and Medbourne Crescent within the established residential suburb of Kirkby, approximately 6 miles north-east of Liverpool city centre. The surrounding area is predominantly residential in nature, comprising a mix of terraced, semi-detached and detached housing. Kirkby Town Centre is located approximately 1 mile to the south-west and provides a range of retail and local amenities. The property also benefits from excellent road communications via the A506 and A5207, providing convenient access to the M57, M58 and the wider North West motorway network.

The Property

The property comprises a single-storey, purpose-built commercial premises constructed of traditional brick elevations beneath a pitched tiled roof and occupying a prominent corner position. Internally, the accommodation is arranged as a former dental practice, providing reception and waiting facilities to the front with a series of treatment rooms and ancillary accommodation to the rear. The property benefits from suspended ceilings with recessed lighting together with fitted clinical installations associated with its former use. The property is currently vacant, with scope to upgrade internal finishes and adapt the accommodation to suit an occupier's requirements.

Accommodation

We have measured the premises in accordance with the RICS Code of

Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

52.9 sq.m (570 sq.ft)

Tenure

The premises are available to let by way of a Full Repairing and Insuring Lease, for a term to be agreed, or alternatively the acquisition of the Freehold

Rent

£10,000 per annum.

Price

Offers Invited.

EPC

The property has an Energy Performance Rating of E101. A full copy of the EPC is available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £5,000. Interested parties should make their own enquiry of Knowsley Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)